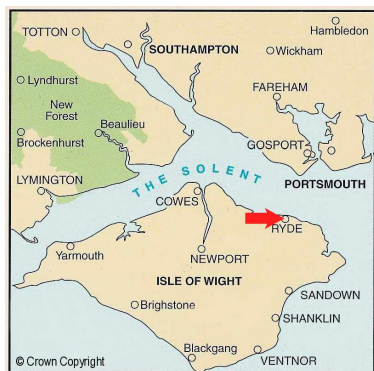


RESIDENTIAL DEVELOPMENT SITE FOR 24 UNITS IN



- **Site of the former Swanmore Middle School on the Southern outskirts of Ryde**
- **Site with a resolution to grant planning permission for 24 residential units under P/01476/11 on a site of approximately 1.8 acres (0.7284 hectares). The site may also suit a variety of commercial uses, s.t.p.**
- **The 24 units proposed for the site run to a gross internal area of circa 2,180 m²**
- **For sale with **offers invited** for the site**

LOCATION

Located on the corner of Bettesworth Road and Ashey Road on the Southern outskirts of Ryde, the proposed site is only a short drive to the town centre, the esplanade and fast passenger ferry links to Portsmouth and Southsea. It is also close to the Tesco Extra Store on Brading Road. Ryde has an immediate population of around 25,000, considerably boosted by the influx of summer tourists as well as day-trippers particularly during the Summer season.

DESCRIPTION

Site extending to approximately 1.8 acres (0.7284 hectares) with a resolution to grant outline planning permission under TCP/23646/E, P/01476/11 for the erection of 24 residential units. The gross internal area of the proposed units is approximately 2,180m² (23, 465 ft²). There are 4 different proposed house types for the site briefly described in the table and on the floor plans overleaf. Full details of the proposals and other associated documents are available on the Isle of Wight Council Planning Website: [iwight.com/planning](http://www.iwight.com/planning). Negotiation of a Section 106 legal agreement is required as part of the planning permission.

TERMS

Upon instructions from the Isle of Wight Council, the site is for sale with offers being invited. **Please note the sale of this site is subject to D.F.E. consent.**

VIEWING

Strictly by appointment with sole agents Gully Howard Chartered Surveyors. Contact Gavin Chambers or Jane Bauldry on 01983 822555.

20120205



CHARTERED SURVEYORS
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VAT No. 928 0215 39

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ISLE OF WIGHT PO30 1BA
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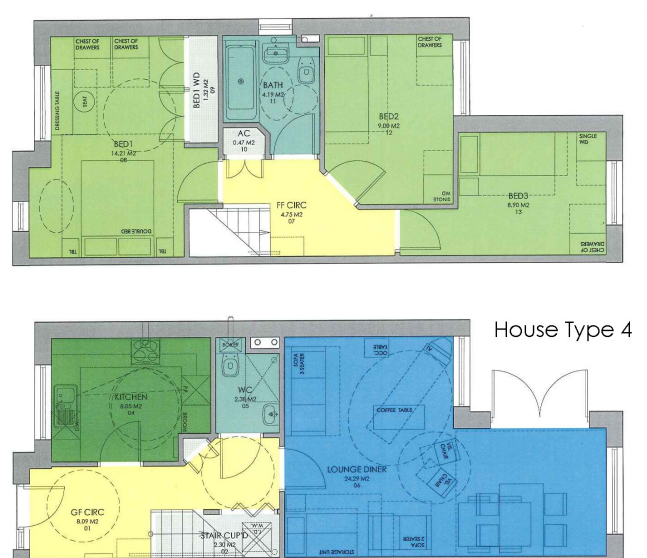
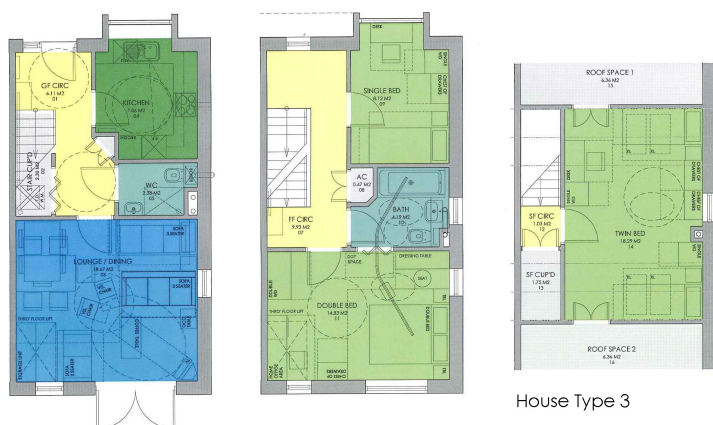
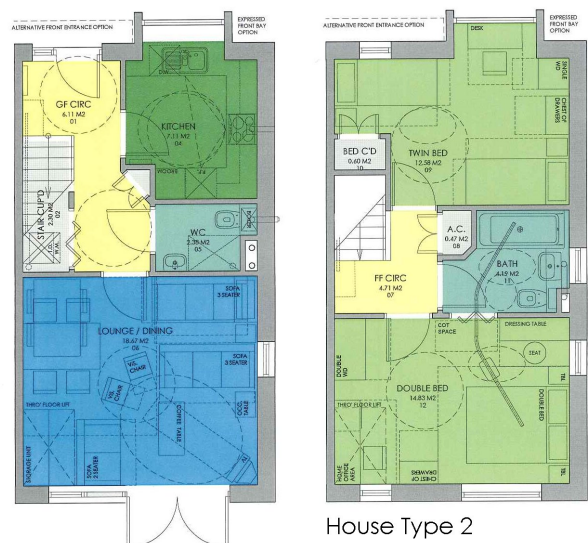
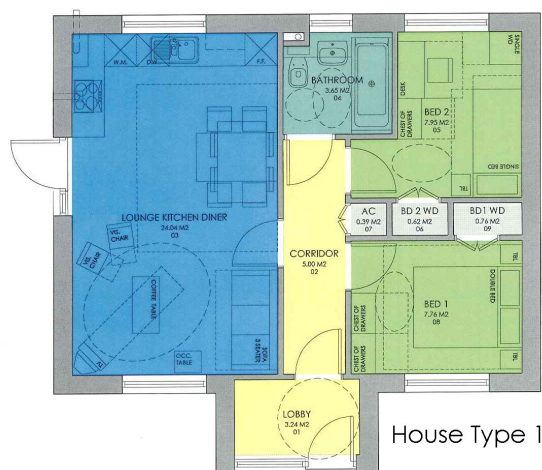
**MERRITTS FARM
WHITE HORSE LANE
WATERLOOVILLE PO7 6QL
TEL 02392 257224**

EMAIL enquiries@gullyhoward.com

www.gullyhoward.com



House Type	Description	No. of Units
Type 1	2 bedroom bungalow approx 53.4m ² GIA	1
Type 2	2 bedroom house approx 74m ² GIA	7
Type 3	3 bedroom houses approx 107m ² GIA	10
Type 4	3 bedroom houses approx 88m ² GIA	6



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.